

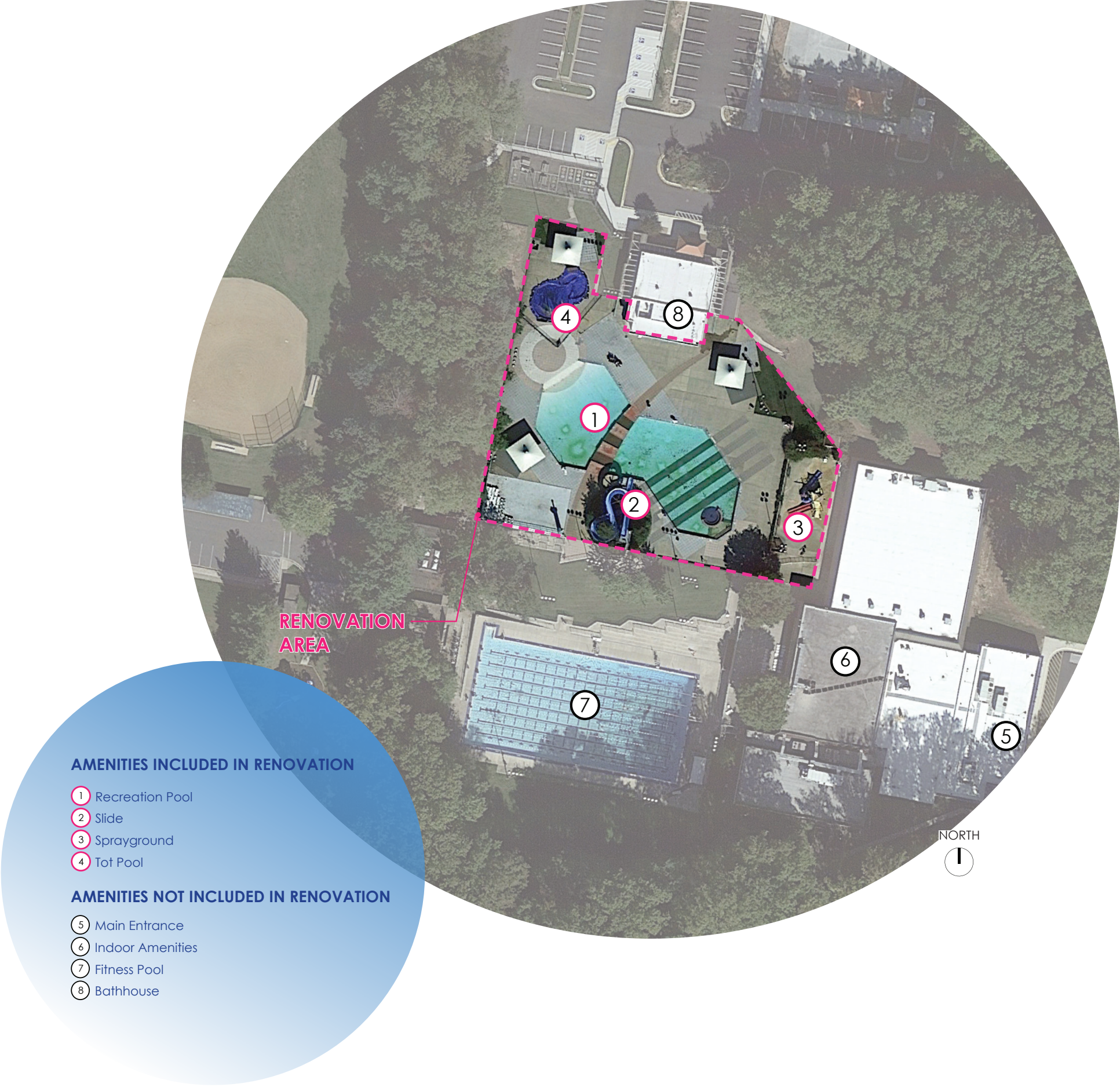
Rockville Swim and Fitness Center Outdoor Recreation Pool Renovations Findings Report

February, 2023



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Executive Summary

Background

The Rockville Swim and Fitness Center (RSFC) located at 355 Martins Lane, Rockville, MD is one of the region's premier recreation and fitness facilities operated by the City of Rockville. It features amenities such as a Whirlpool, Fitness Room, Multipurpose Rooms, two Indoor Lap Pools, outdoor Olympic-sized Fitness Pool, an outdoor Recreational Pool with slide and adjacent sprayground, tot pool and bathhouse, as well as newly renovated indoor locker rooms and Sauna.

The outdoor Recreation Pool is one of the major attractions for the city residents and summer camps during the outdoor swimming pool season. This Recreation Pool is a free-form, shallow-water recreation pool that was constructed in 1991 within the shell of the original 1968 built concrete, "Z" shaped 50-meter pool.

In the last 30 years the recreation pool industry has evolved significantly from both the user experience and operations point of view. The current pool has been showing signs of physical deterioration and a major renovation is needed to refresh its structure and associated mechanical equipment. The RSFC Aquatic Facility Audit & Recommendations for Enhancements was presented to the Mayor and Council in 2015. This report identified areas of necessary repairs and maintenance for the outdoor Recreation Pool, and associated support elements, as well as opportunities for enhancing the recreation pool experience. With that in mind, the City of Rockville awarded LSG Landscape Architecture as the prime consultant in September 2022 to design the renovations of the outdoor Recreation Pool. The goal of the project is to modernize the Recreation Pool's amenities and to ensure that new facilities are accessible, inclusive, and engaging for the community. It is also important that the facility design encompasses current standards and industry trends for recreation pool design and incorporates sustainable design principles.

The initial design process consists of developing a comprehensive program and design criteria based on three important aspects 1) Community engagement 2) Site Analysis and 3) Facility Goals and Objectives. This is an executive summary of these three steps that led to the creation of the concept design. It is important to note that the consultant team and the staff at the Rockville Swim and Fitness Center worked closely and collaboratively throughout this process.

Community Engagement

Community engagement for this project consisted of community listening sessions, an online survey, and interviews of various camps, daycare organizations, and user groups. These events were advertised through multiple channels including Rockville Reports, City's social media channels, notifications to neighborhood associations and civic associations, Swim and Fitness Center's and youth recreation programs email distribution list (6,600+ contacts), and signs and personal interaction inside the Rockville Swim and Fitness Center.

Listening Sessions: Five (5) in-person listening sessions were held around the city with 182 participants. During these listening sessions, the participants placed stickers on their favorite current and proposed amenities and talked to City staff and the consultant team about their concerns and ideas for the future facility. One listening session was held at the Swim and Fitness Center, and the other sessions were held with youth participants at Lincoln Park, Twinbrook, and Thomas Farm community centers, and the Twinbrook Elementary afterschool program.

Online Survey: 326 people participated in the online survey. The survey was available between

October 10, 2022, and November 4, 2022 to solicit feedback on how patrons currently use the recreation pool as well as sharing their priorities for what amenities they would like to see on the site in the future. Invitations for users to take the survey were provided via the same means and the listening session's advertisement.

Interviews: Four (4) summer camp and daycare organizations were contacted to provide feedback on their usage of and experience at the facility.

Combined Key takeaways from Open House, survey, and interviews.

About respondents:

- 71% of the online survey respondents are using the outdoor recreation pool multiple times each season.
- For those who responded not using the outdoor Recreation Pool cited overcrowding, lack of shade, unattractiveness, and long lines for the water slides as some of the important reasons.
- Survey respondents report highest use on weekends before 4 pm. However, most of the summer camps use the recreation pool on weekdays from the time it opens till 2:00 pm.

Preference on existing and future amenities:

- The large water slide element ranked highest while Tot pool ranked lowest on the scale of popularity. Informal Swimming areas, beach entry and Sprayground also scored to be in the top most popular elements at the existing pool.
- When asked about various age groups, parents and summer camp operators prefer that there is some separation of activities for various age groups. Similarly, most of the lifeguards and pool staff members prefer separate areas for various swimming proficiencies.
- Among the potential amenities that are intergenerational, in water playground (as opposed to the current playground which has no standing water around it) ranked at the top. Floatable in water play elements, beach entry and Sprayground were also ranked highly.
- When asked about shade structure most of the respondents preferred shade structures that cover medium to large size areas. Perhaps this is because people tend to visit the recreation pool in larger groups as opposed to the fitness pool which is visited by individuals unless it's a swim team event.
- When asked about introducing new amenities that are currently not available, respondents overwhelmingly supported a bit more challenging amenities such as zip-lines, play obstacle elements, and aquatic ninja course. Unfortunately, based on the budget and space constraints a "Ninja Course" has been removed from consideration, instead elements that provide a similar experience on a smaller scale such as lily pad crossings, in-water obstacles and climbing walls will be considered.
- Slides were the most important element and respondents overwhelmingly supported the idea of having multiple slides. There was equal support towards run out bottom versus catch pool.
- Respondents also showed strong support for lap swimming. While acknowledging this desire we also note here that the Swim and Fitness Center already features an outdoor Fitness Pool that is more suited to lap swimming and two indoor pools that are also focused on lap swimming.

Site Analysis

Site analysis consisted of desktop analysis, research for project background and history of the site as well as actual site visits to understand user preferences, user patterns, assess existing conditions and site constraints.

Executive Summary

Multiple site visits from August through October 2022 allowed consultants to observe the pool in action at various times of the day and week. These visits allowed the consultant team to interact with pool users and staff to understand their concerns and perspectives about the existing facility. After the pool season was over, the consultant team performed an actual survey of the site conditions within the project boundaries, which is being used as a base map for all next steps in the planning and design of the facility.

Key takeaways

- Current Sprayground is located 3' above the pool deck along the indoor fitness pool building. It is also separated from the Tot pool used by younger children making it difficult for parents and care takers to watch over their kids.
- Certain areas of the facility require modification / repair to meet ADA compliance.
- The current location and design around the slide tower create visual obstruction for lifeguards.
- There is not enough space for queuing for the slide tower and the long lines obstruct circulation around the pool.
- As visitors approach the pool facility from the parking lot there is no sense of arrival or excitement.
- Overall, the pool facility looks a bit dated and is lacking in recreation amenities aside from the water slides.
- The current shape of the pool can only allow lap swimming in a non-standard distance.
- Spa seating area near the pool entrance stairs impedes circulation within the pool and is a safety concern as kids tend to jump off the wall.
- The current bridge that separates the shallow and deep end is very useful for guardians and prevents non-swimmers from going beyond 3.5' deep. However, it requires a great deal of maintenance and is a safety concern when kids run or dive from the edge.
- More seating and shade around the pool is necessary.
- Stormwater management measures are required.
- The outdoor pool's mechanical room requires significant structural repairs due to groundwater intrusion over time.
- Tot pool and party rental area tucked in a corner and are underutilized.

Facility Goals and Objectives

- The following is a summary of specific goals and objectives for this facility based on analysis of the various data points and discussions with the city's design team.
- The primary focus of this project is providing the community with an updated recreation pool that is safe, engaging, and comfortable and complements the other amenities already on site.
 - Design the recreation pool by focusing on amenities for all ages, interests, and abilities.
 - Provide multiple options of updated amenities that are modern and appealing for youths and families of a variety of ages and abilities.
 - Provide a design that follows current industry trends, meets current standards and codes, and is constructed with long-lasting materials
 - Decrease waiting time for popular amenities such as water slides.
 - Provide additional shade elements around the complex.
 - Include environmentally sustainable designs and products in accordance with the City's Climate Action Plan.
 - Maximize use of underutilized deck areas to provide activity spaces and attractive seating options while not expanding the facility's overall capacity.
 - Deliver the project within its \$9.1 million total budget, including design and contingency, based on dollar value at time of findings report.

Programming and Design Direction

Based on the analysis of the community input, site analysis and 2015 facility audit, the following recommendations are made towards the design and programing of the future outdoor Recreation Pool facility. These recommendations are divided into five categories that also align with City's goals for any new development. The Recreation Pool's renovations are guided by vision articulated in the Recreation and Parks Department Strategic Plan "to be THE place to make lifelong memories as you live, work, play and thrive."

Recreation:

- Provide a range of engaging amenities
- Enhance recreational value of the facility while accommodating informal lap swimming
- Explore potential ways to extend the outdoor pool season
- Explore potential for adding more slide capacity and increasing the height of the slide(s), making this the signature element(s)

Infrastructure:

- Pump room structural repairs to failing CMU blocks and installation of a groundwater protection system
- Facility safety addressing emergency access, ambulance access, security systems
- Recommend sustainable equipment and features to improve the carbon footprint of the facility
- Replace existing pump room equipment as needed, considering newer energy efficient components

Address current maintenance needs:

- Stormwater management strategies for renovations
- Design site and select amenities and materials with sustainability in mind

- Protect existing tree canopy and explore potential to add more tree canopy
- Promote use of long-lasting materials.
- Use energy efficient LED Lighting
- Explore use of Solar energy
- Explore use of push buttons and motion sensors to improve water efficiency

Inclusivity and Universal Design:

- Provide a welcoming and inviting and environment for all
- Provide a universally designed facility
- Variety of shaded seating options throughout the site
- Interactive features that can be accessed and enjoyed by a variety of ages and ability levels
- Design to help manage various age groups and swimming proficiencies

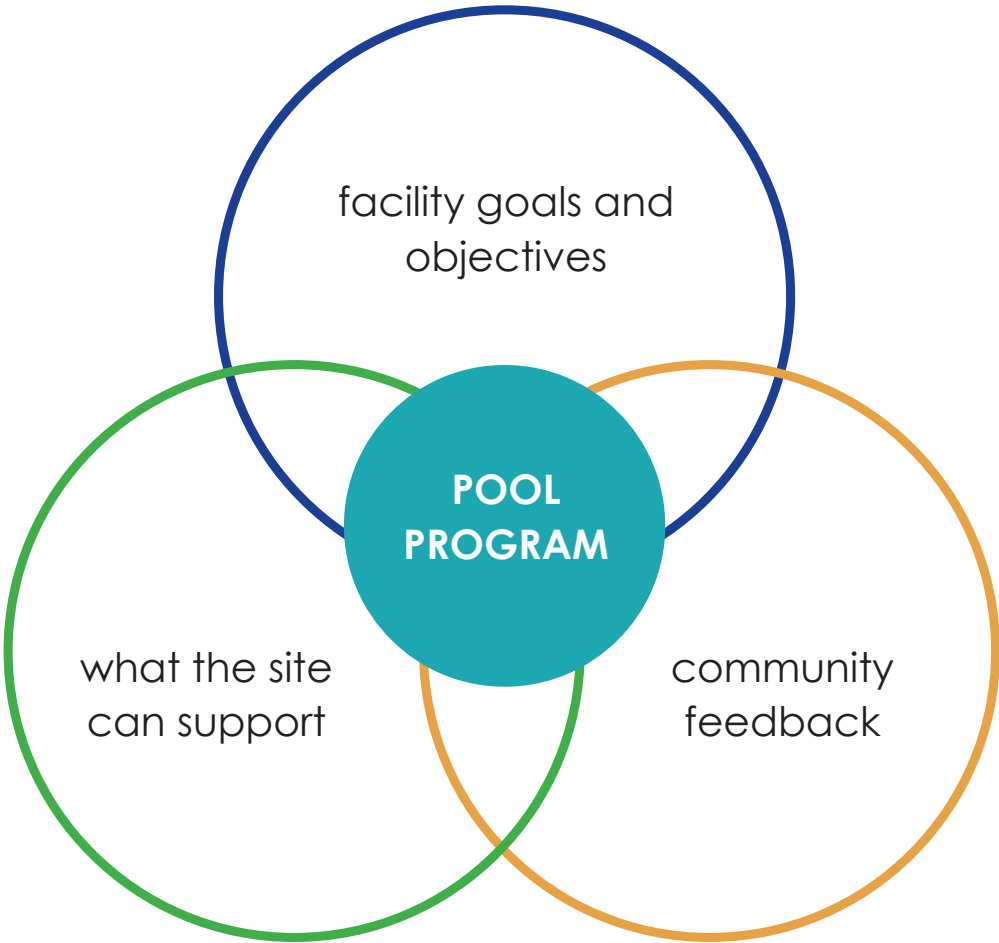
Function and Experience:

- Improve the arrival experience that celebrates the Swim and Fitness Center
- Identify opportunities for public art
- Maximize efficiency of circulation patterns
- Identify opportunities to increase revenue and reduce maintenance
- Avoid tripping and other safety hazards through good design

Next Steps

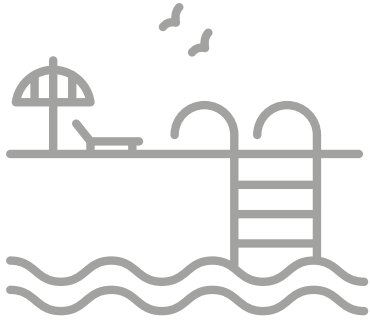
Based on this finding report and its programming and design recommendations the project team will develop conceptual design options.

Process



COMMUNITY
ENGAGEMENT

- Open House
117 participants
- Community User Outreach
65 participants
- Online Survey
326 participants
- Interviews of Swim Camps
4 participants



SITE
ANALYSIS

- Desktop Analysis
- On-site Evaluation



COMMUNITY ENGAGEMENT

Community Engagement

Sessions

(chart below represents all listening sessions)

- Open House Listening Session (117 participants)
 - Advertised on the Swim and Fitness Center's website, newsletter, email lists, Rockville Reports and in the lobby. The participants placed stickers on their favorite current and proposed amenities and talked to City staff and the consultant team.
 - Oct. 17, 2022 at the Rockville Swim and Fitness Center
- Community Listening Sessions (65 participants)
 - City staff facilitated the same exercise as the open house for potential recreation pool users.
 - Oct. 25, 2022 at Twinbrook E.S. Afterschool Program
 - Oct. 26, 2022 at Lincoln Park Community Center
 - Oct. 27, 2022 at Thomas Farm Community Center
 - Nov. 02, 2022 at Twinbrook Community Center
- Listening session participants were given stickers to select their top three current amenities. The following pages show photos of the swim center open house boards with participants' stickers.
- The most popular option(s) of each question have been highlighted. Conclusions that will inform the design have been provided.



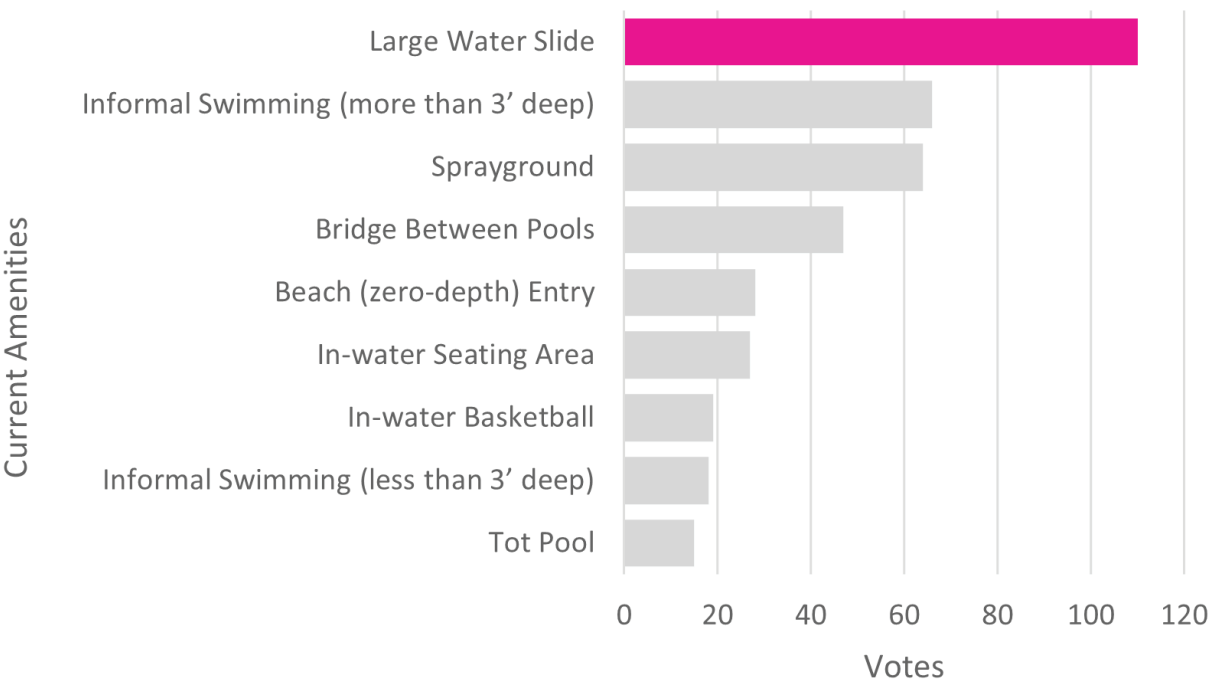
Swim Center's open house participants

Notification Through Multiple Channels

- 4,159 on the Swim and Fitness Center's email newsletter distribution list
- 2,457 who had children registered in Recreation and Parks youth activities / summer camps
- City's website, social media and Rockville Reports announcement
- Signage around the facility

Community Engagement: Listening Sessions

Current Amenities

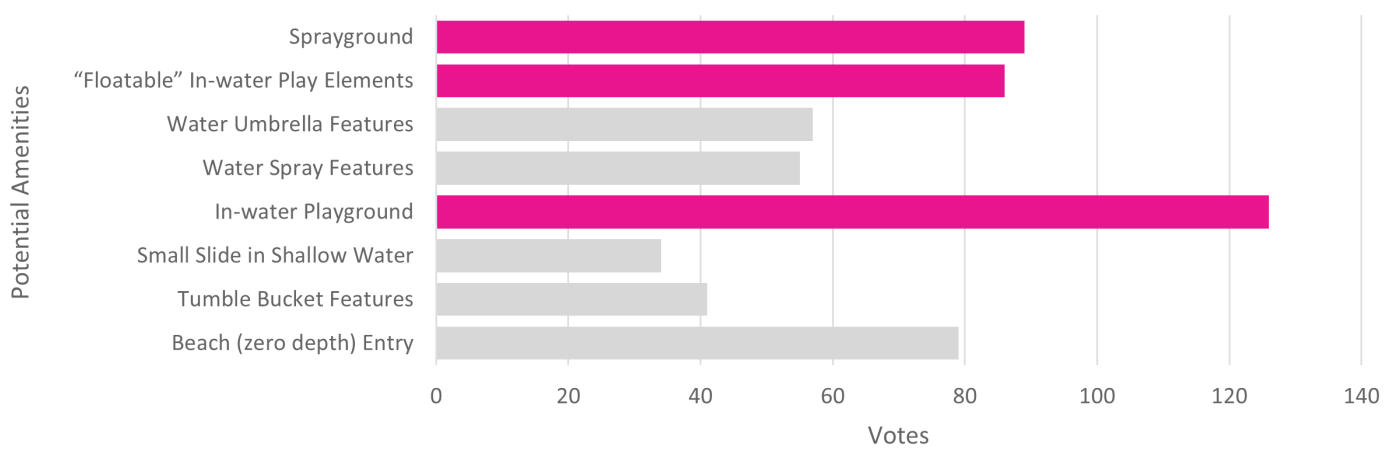


Conclusion

- The existing large water slide is shown to be extremely popular and will be an important focal point of the renovations.
- Respondents noted open areas for informal swimming are an important aspect for the pool design.
- The existing tot pool will benefit from the inclusion of interesting, age appropriate features as it scored the lowest among the existing amenities.

Community Engagement: Listening Sessions

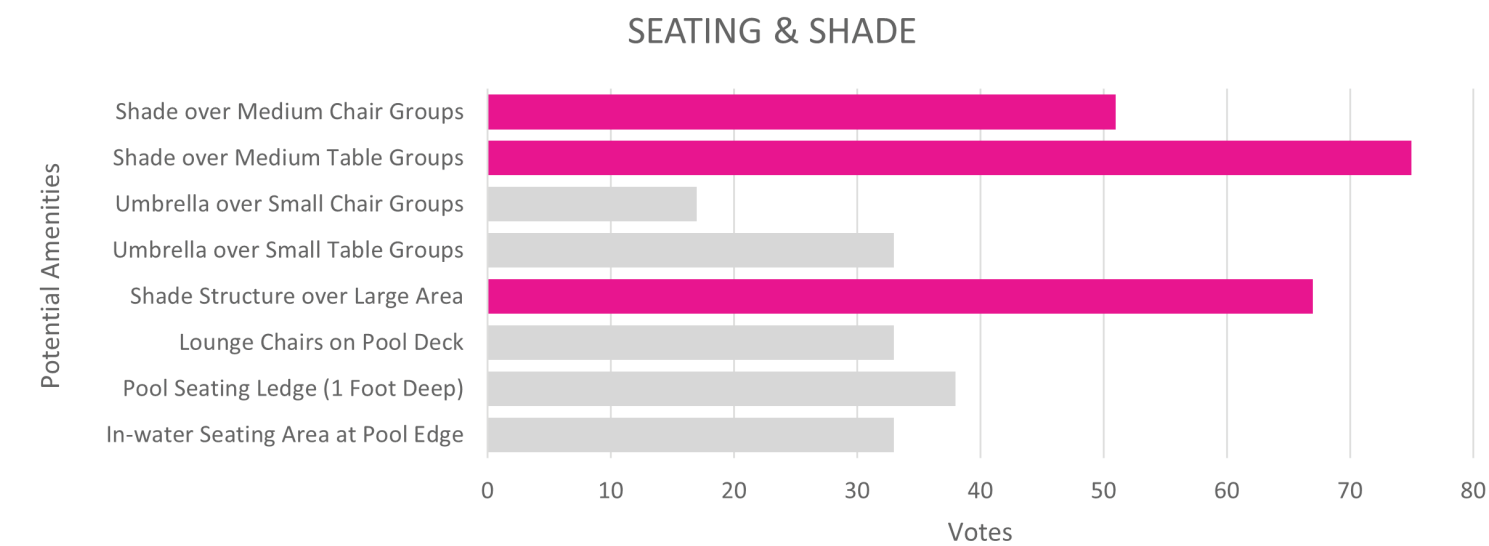
Potential Amenities



- Conclusion**
- An in-water playground received more votes than a sprayground which suggests a more interactive environment for patrons is preferred.

Community Engagement: Listening Sessions

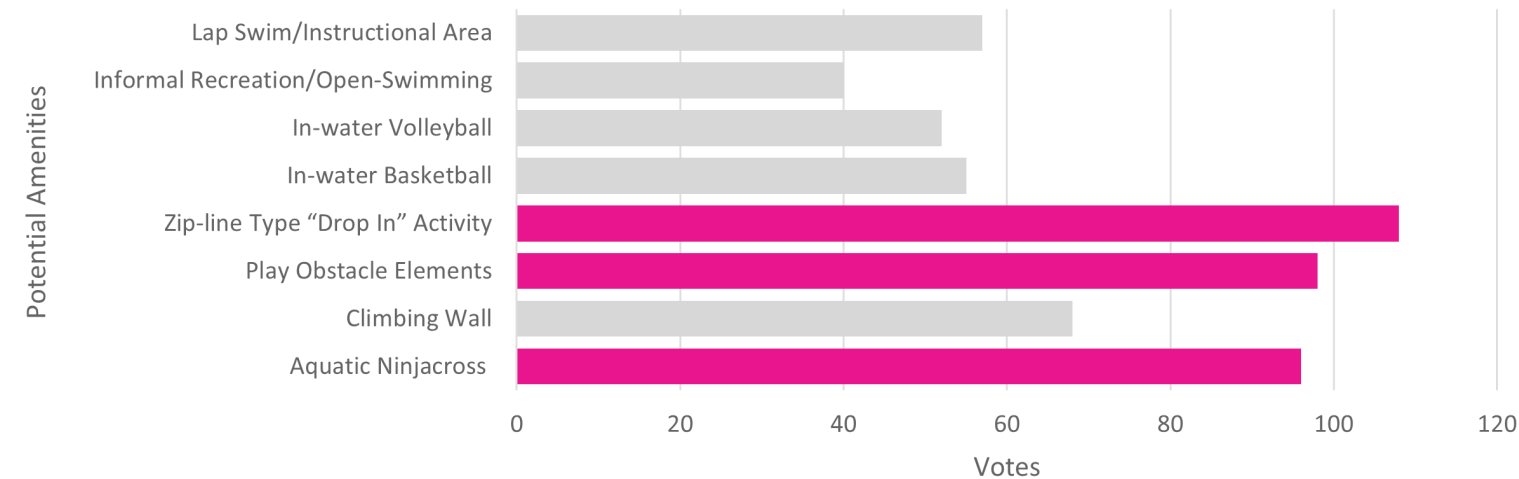
Potential Amenities



- Conclusion
- The current seating is mostly individual lounge or upright chairs and picnic tables under pavilions. By providing medium sized groupings of chairs and/or tables the facility can accommodate individual family units.
 - Patrons expressed the need for additional shade around the complex and specifically over seating areas.

Community Engagement: Listening Sessions

Potential Amenities

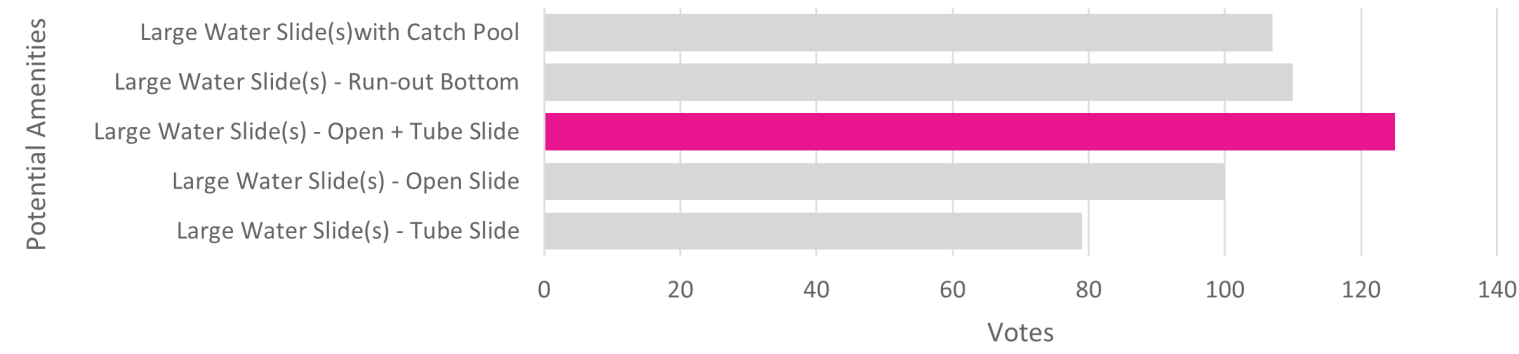


Conclusion

- When selecting water adventure amenities it will be important to consider a variety of ability levels and safety.

Community Engagement: Listening Sessions

Potential Amenities



Conclusion

- Feedback shows that patrons are interested in experiencing different types of slides than the recreation pool currently has and affirms that large slides are desired by customers.
- All slides were popular which displays the need to provide multiple slides in order to reduce wait times.

Community Engagement

Sessions

- Recognizing the primary audience of the Recreation Pool is children under the age of 18. Recreation and parks staff presented amenity options at 4 afterschool programs and received input from youth participants.
- Water slides, interactive play features, and areas for informal swimming were popular options.



Community Engagement

Sessions

- Online Survey (326 participants)
 - The survey was advertised for 4 weeks on the Swim and Fitness Center's website, newsletter, email lists, Rockville Reports and in the lobby.
 - The respondents answered 14 questions about how they use the current facility and what amenities they are excited to see in the renovated pool.
 - See Appendix A for detailed results.
- Interviews of Swim Camps and Childcare Providers (4 organizations)
 - The operational leaders of summer camp and daycare groups that use the recreational pool were invited to provide feedback on their usage of the facility.
 - See page 25 for detailed responses.
- In the following pages, the most popular option(s) of each question have been highlighted and design-related conclusion have been provided.

Rockville Swim and Fitness Center Outdoor Recreation Pool Renovations

The City of Rockville is excited to announce renovation plans for its popular Outdoor Recreation Pool!

Please scan the QR code to share your feedback on the renovations. The survey will be open from Oct. 10 - Nov. 4.



<https://www.surveymonkey.com/r/RSFCrecpool>

Area of planned renovations



Amenities included in the renovations:

- 1 Recreation pool
- 2 Slide
- 3 Sprayground
- 4 Tot pool

Amenities not included in the renovations:

- 5 Main Entrance
- 6 Indoor Amenities
- 7 Fitness Pool
- 8 Bathhouse

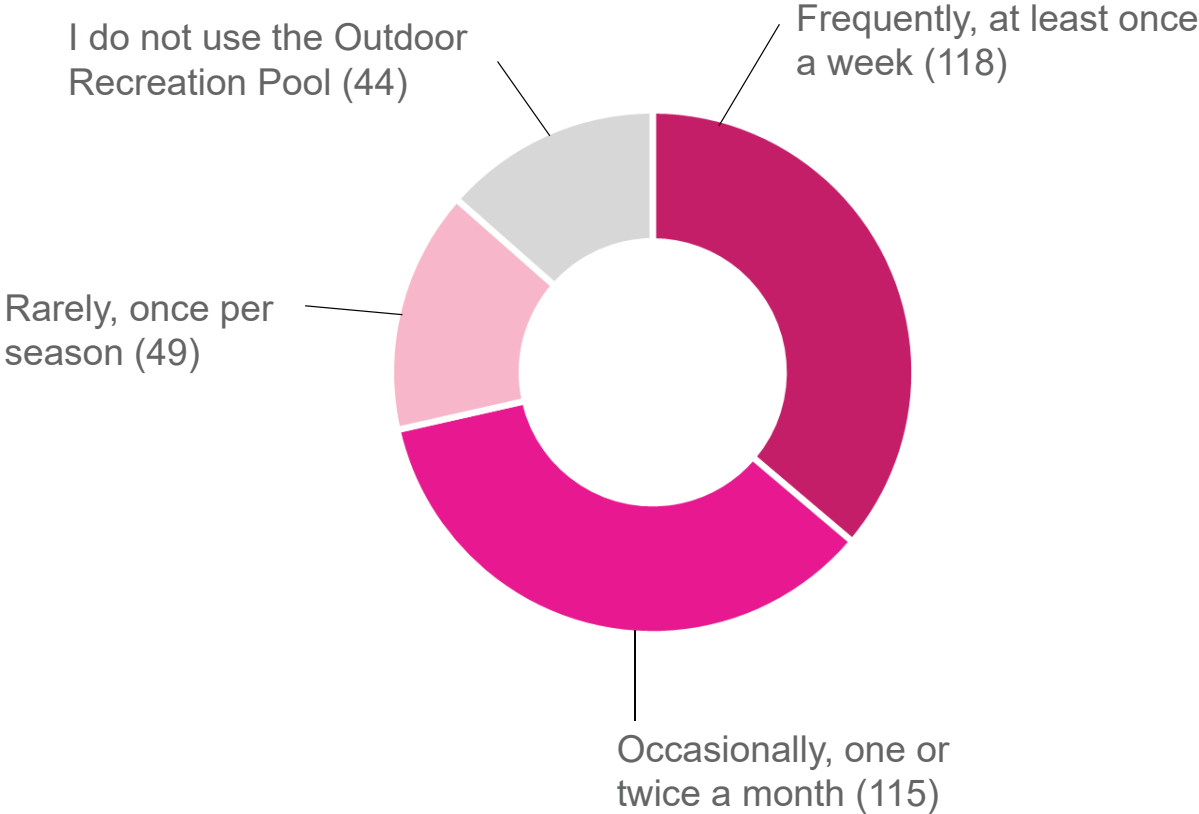


Notification Through Multiple Channels

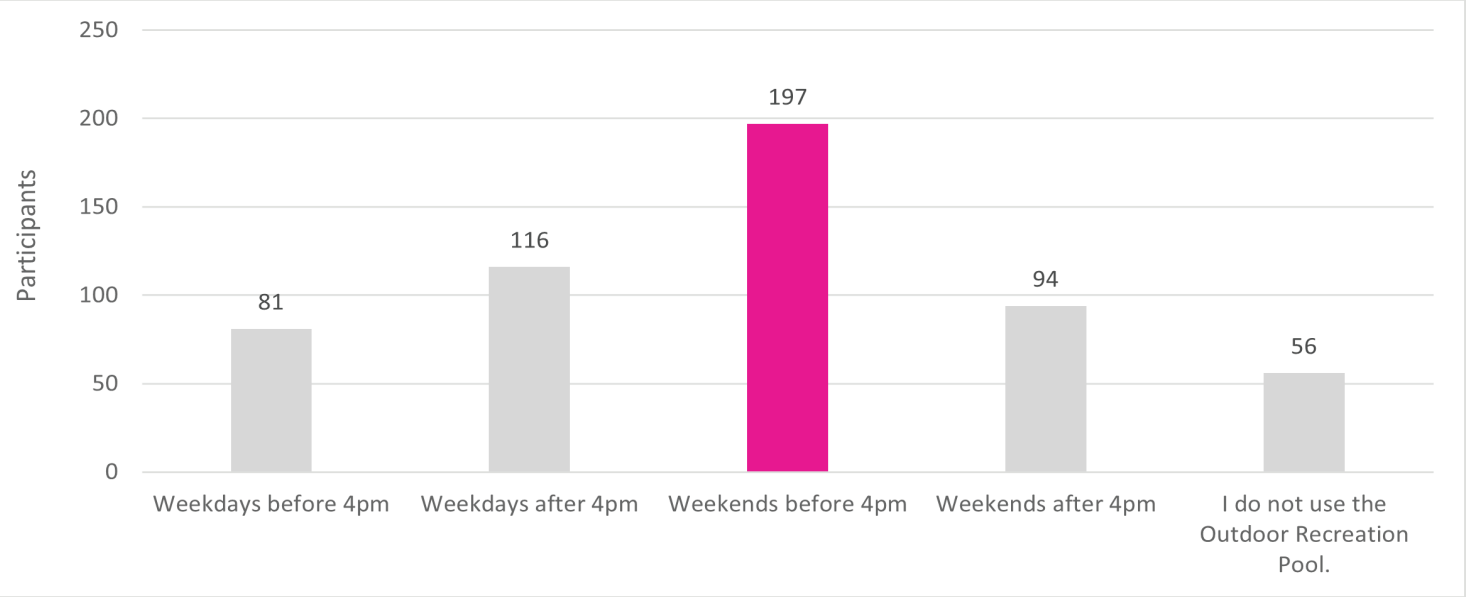
- 4,159 on the Swim and Fitness Center's email newsletter distribution list
- 2,457 who had children registered in Recreation and Parks youth activities / summer camps
- City's website, social media and Rockville Reports announcement
- Signage around the facility

Community Engagement: Online Survey

Q1: How often do you or a family member use the Outdoor Recreation Pool during the Memorial Day weekend to Labor Day season?



Q2: When do you typically use the Outdoor Recreation Pool?
Please select all that apply.

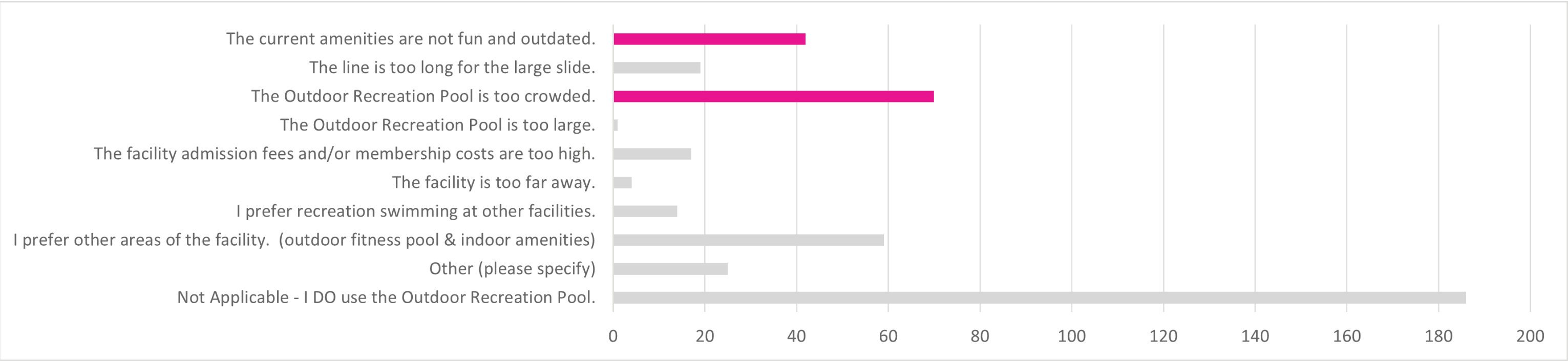


Conclusion

- 71% of the online survey respondents are using the outdoor recreation pool more than once per season. Since the RSFC offers a variety of indoor and outdoor amenities it was important to verify that we are reaching the target audience.
- Survey respondents report highest use on weekends before 4 pm. It is important to include feedback from groups who use the facility at other times such as swim camps, see page 23 for their feedback.

Community Engagement: Online Survey

Q3: If you do not use the Outdoor Recreation Pool, please select up to 3 reasons why.

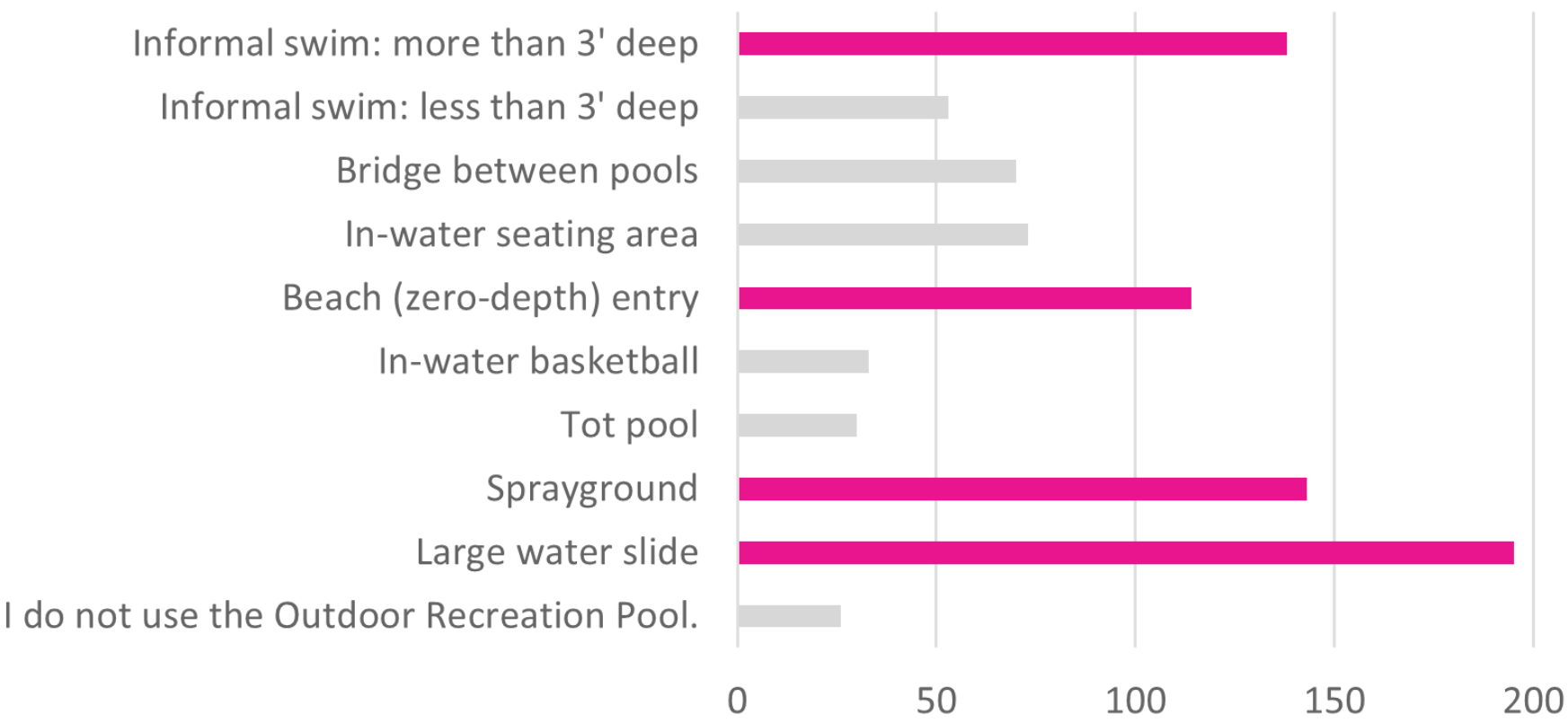


Conclusion

- A majority of the survey respondents do use the outdoor recreation pool.
- For those that do not the main concern is that the current pool is too crowded. While the pool and deck area cannot increase drastically; there is some opportunity to expand and use the space in a more efficient way.
- In the other category, respondents noted lack of shade or water quality issues. They also provided duplicate responses to the options provided such as, using their community pool or lap swimming. See Appendix 1 for the detailed responses.

Community Engagement: Online Survey

Q4: Select your 3 favorite amenities at the current Outdoor Recreation Pool.

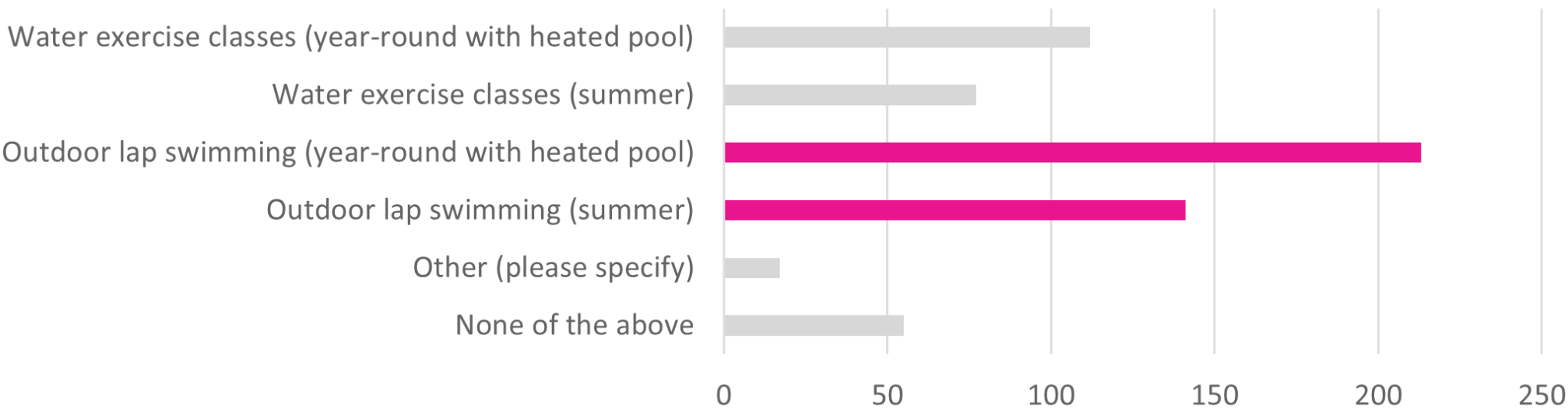


Conclusion

- The most popular amenities at the current pool align with the feedback received during the listening sessions and the areas the design team wants to focus on for the renovations.

Community Engagement: Online Survey

Q5: Would you enjoy these fitness amenities if they were included with the Outdoor Recreation Pool renovations? Please select all that apply.

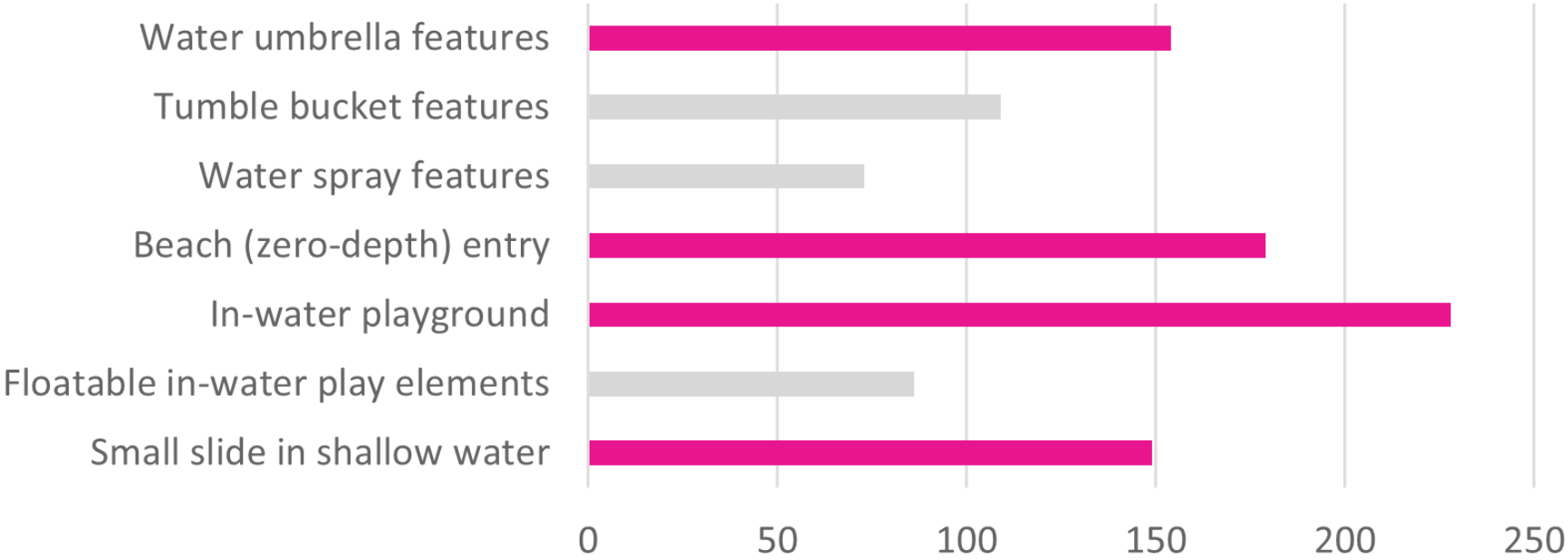


Conclusion

- The scope of this project is to focus on renovating the recreation pool elements of the complex.
- The complex currently offers multiple lap swimming options: an Olympic sized outdoor pool, plus two indoor pools for lap swimming.
- Customers expressed a desire to increase lap swimming opportunities.
- It will be important for the pool's design to be flexible to accommodate a variety of different use types.

Community Engagement: Online Survey

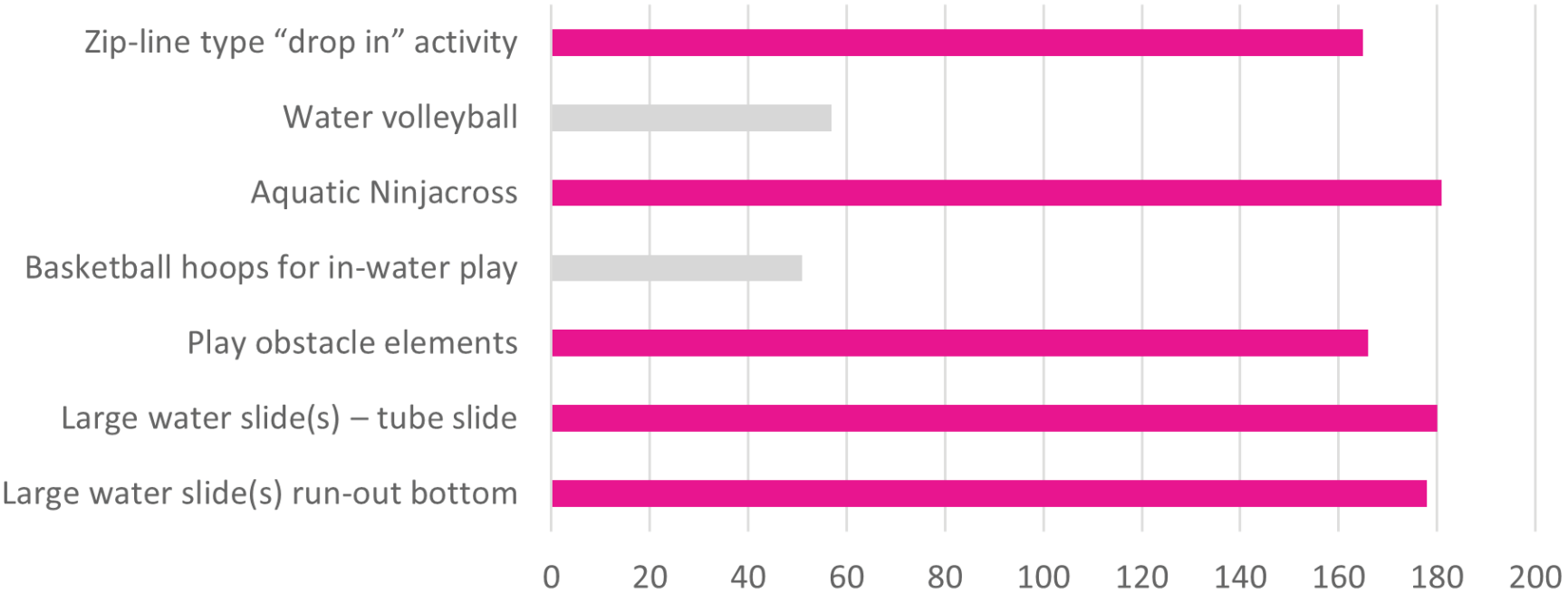
Q6: Which of the following amenities for water discovery and exploration are your top 3 choices for inclusion in the Outdoor Recreation Pool Renovations?



Conclusion

- The design team should include elements that offer the type of play offered by the top choices of beach (zero-depth) entry, in-water playground, slides, and water umbrella features.

Q7: Which of the following amenities for water adventure are your top 3 choices for inclusion in the Outdoor Recreation Pool Renovations?

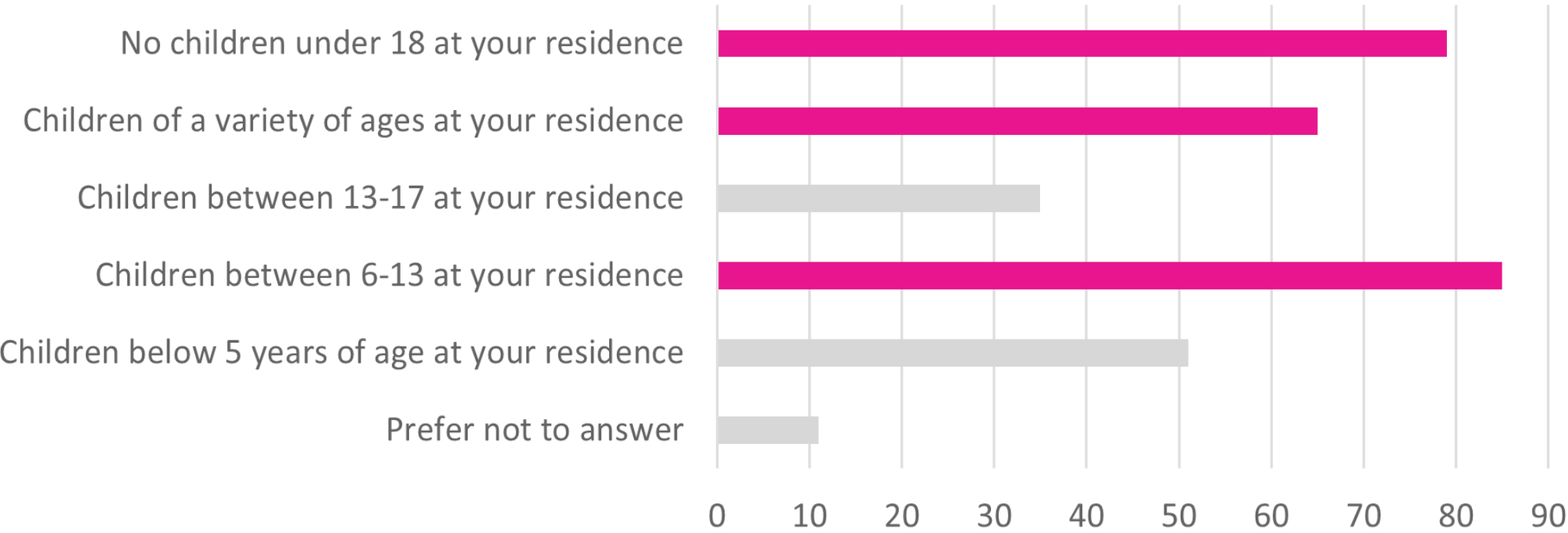


Conclusion

- The results were fairly even for the more active amenities showing that respondents are interested in seeing amenities that are new and innovative. It will be important to provide as many diverse amenities as feasible.

Community Engagement: Online Survey

Q8: Which statement best describes your household composition?

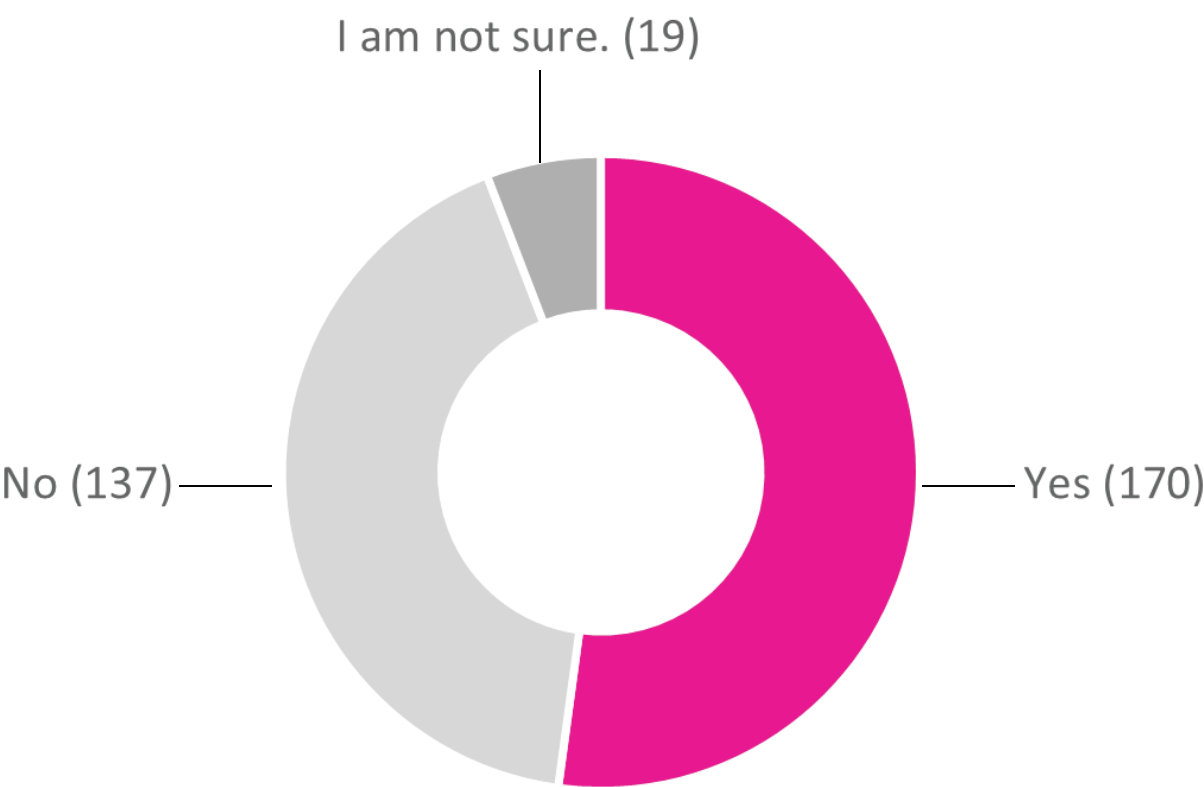


Note

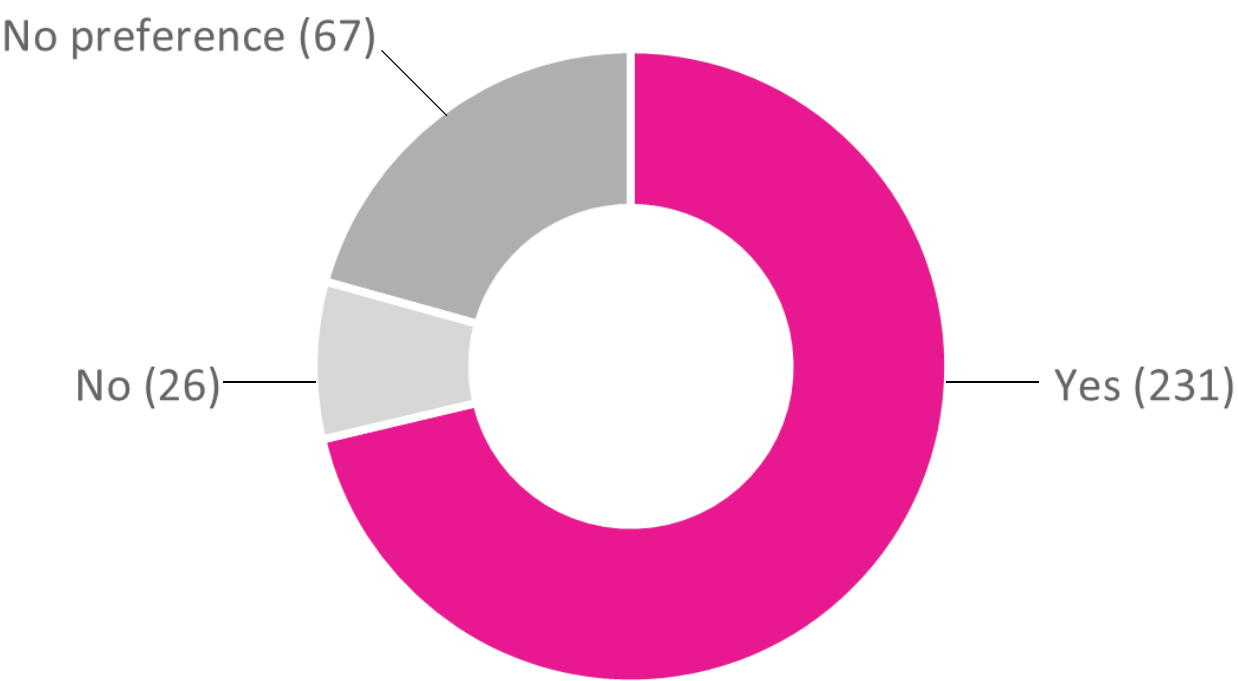
- Project audience is children and families. To be sure this group was reached, targeted outreach to these groups were made through visits to youth programs and contact with camp/daycare operators.

Community Engagement: Online Survey

Q9: Are you a current member of the Rockville Swim and Fitness Center?

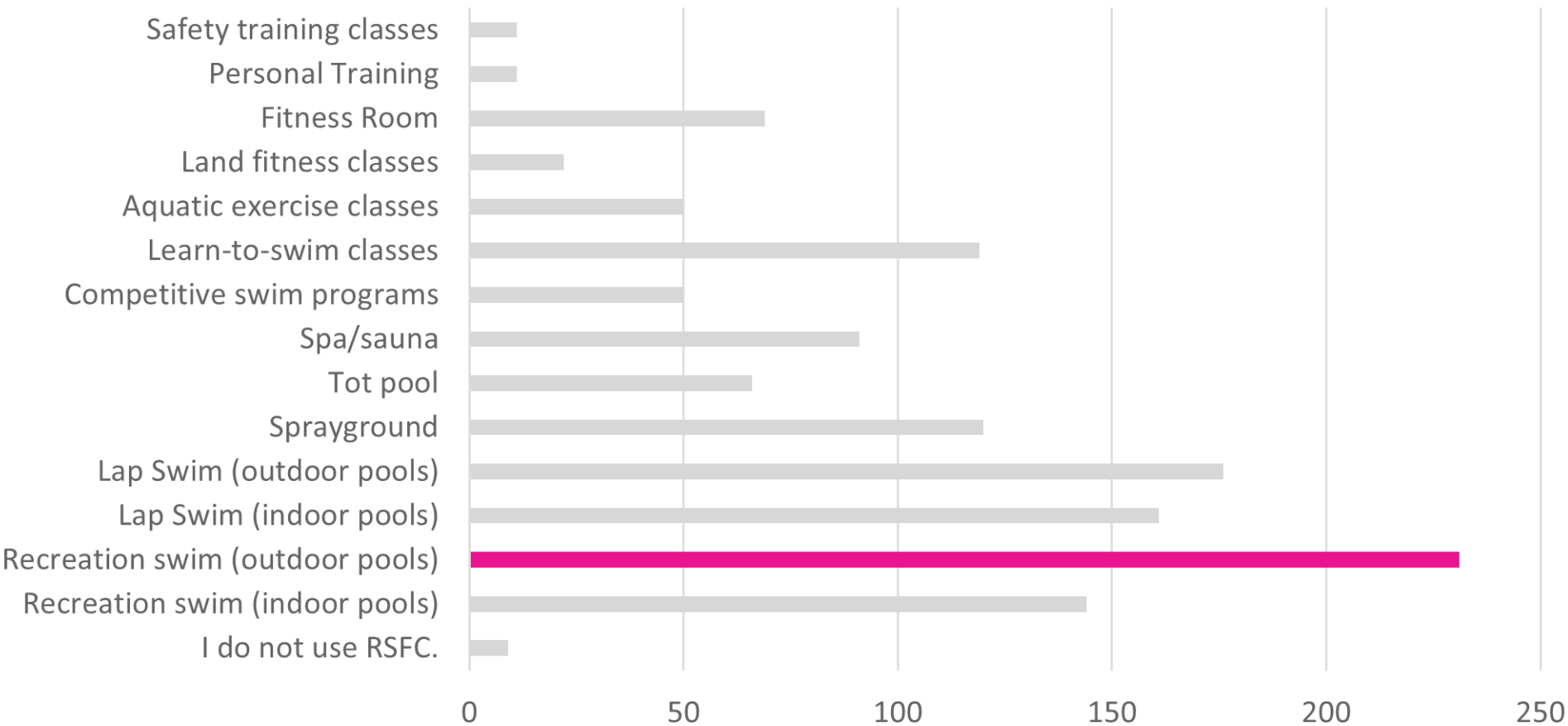


Q10: Do you prefer using pools that are separated for different activities or age ranges?



Community Engagement: Online Survey

Q11: Which amenities or activities do you or your family use at RSFC?
Please select all that apply.



Community Engagement: Online Survey

Q12: Is there anything else you would like to share regarding the Outdoor Recreation Pool renovations?

"I see in other large pool facilities they separate the users, which is very important for safety I feel."

"shade devices over the baby pool itself"

"I love the slide! More slides! The slides are me and all my friend's favorite parts!"

"area accessible for individuals with disabilities both physical and non physical disabilities"

"include more picnic table type set ups with shade so families don't have to compete as much to get space"

"good sight line where you can keep an eye on your child as they explore the recreation area"

"I really like having a shallow area where smaller kids can stand and swim and that is separated from deeper areas. "

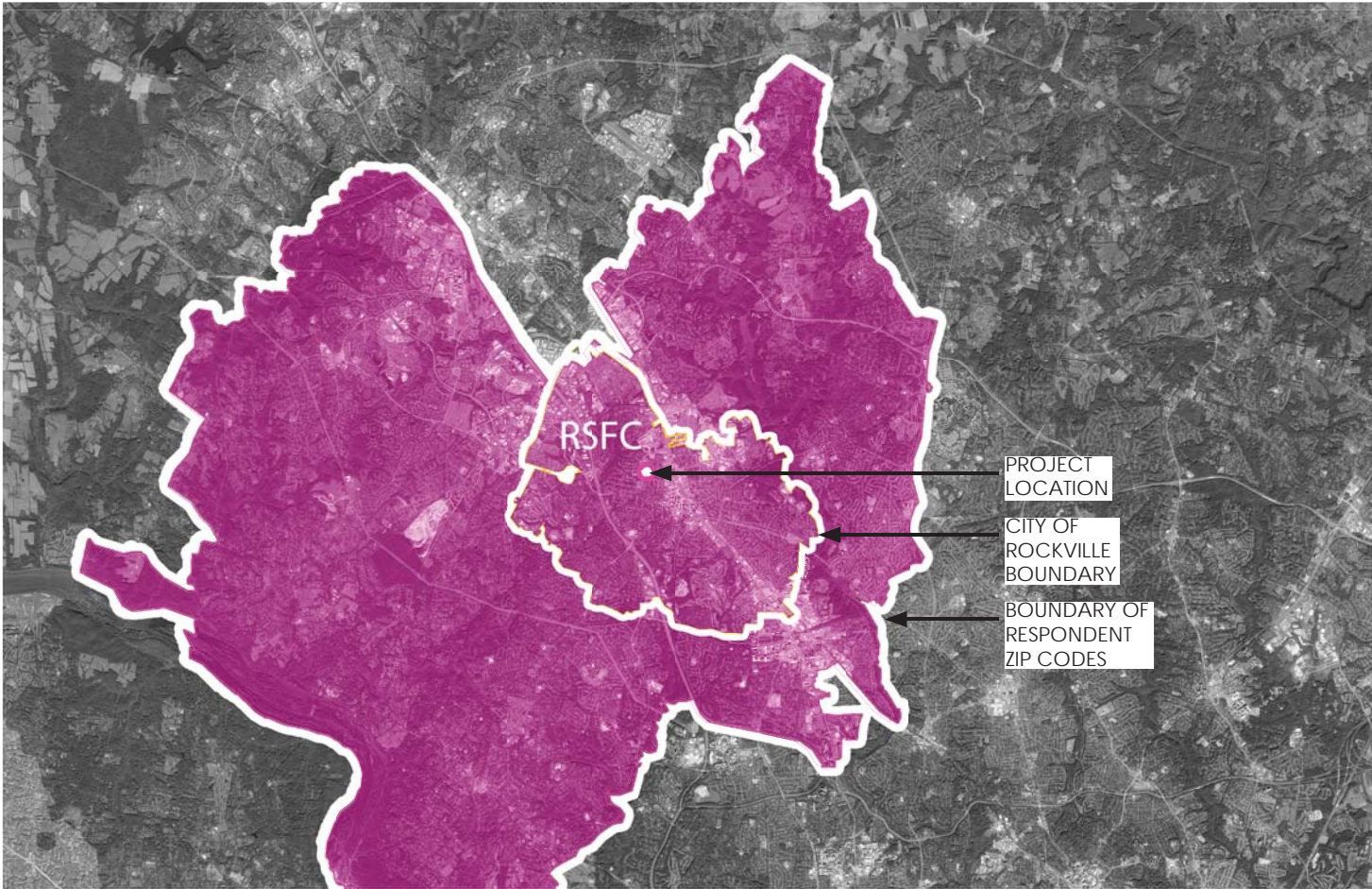
"definitely include beach entry to the pool."

Note: Question 13 offered patrons an opportunity to comment on areas of the complex that are outside the scope of the project and has therefore been omitted from this findings report.



Community Engagement: Online Survey

Q14: What is your zip code?



Community Engagement: Interviews of Swim Camps

"I spoke with my team and we really enjoyed being at your pool this summer. The ability to use both the sprinkler area and the large outdoor pool was so convenient for our day camp with 5-11 year old children who had varied swimming experience."

"layout of the pool is great as it was easy to see our campers in multiple pools from a single location"

We selected "...the Rockville Swim Center because we enjoyed the shaded pavilions, "beach" wade in side of the pool and Splash Park."

"From a camp programming standpoint, it would be great if the entire upper pool did not exceed the depth of 3 ½ feet. That is the threshold used to determine safe swim area for "non-swimmers" from a camps standpoint. By staying within this threshold would create much more swimming space for our no swimmers even without changing the existing footprint. If this is not possible, keeping the splash park area within the same proximity of the 3 ½ foot depths would be extremely helpful for supervision and safety in our summer programs."

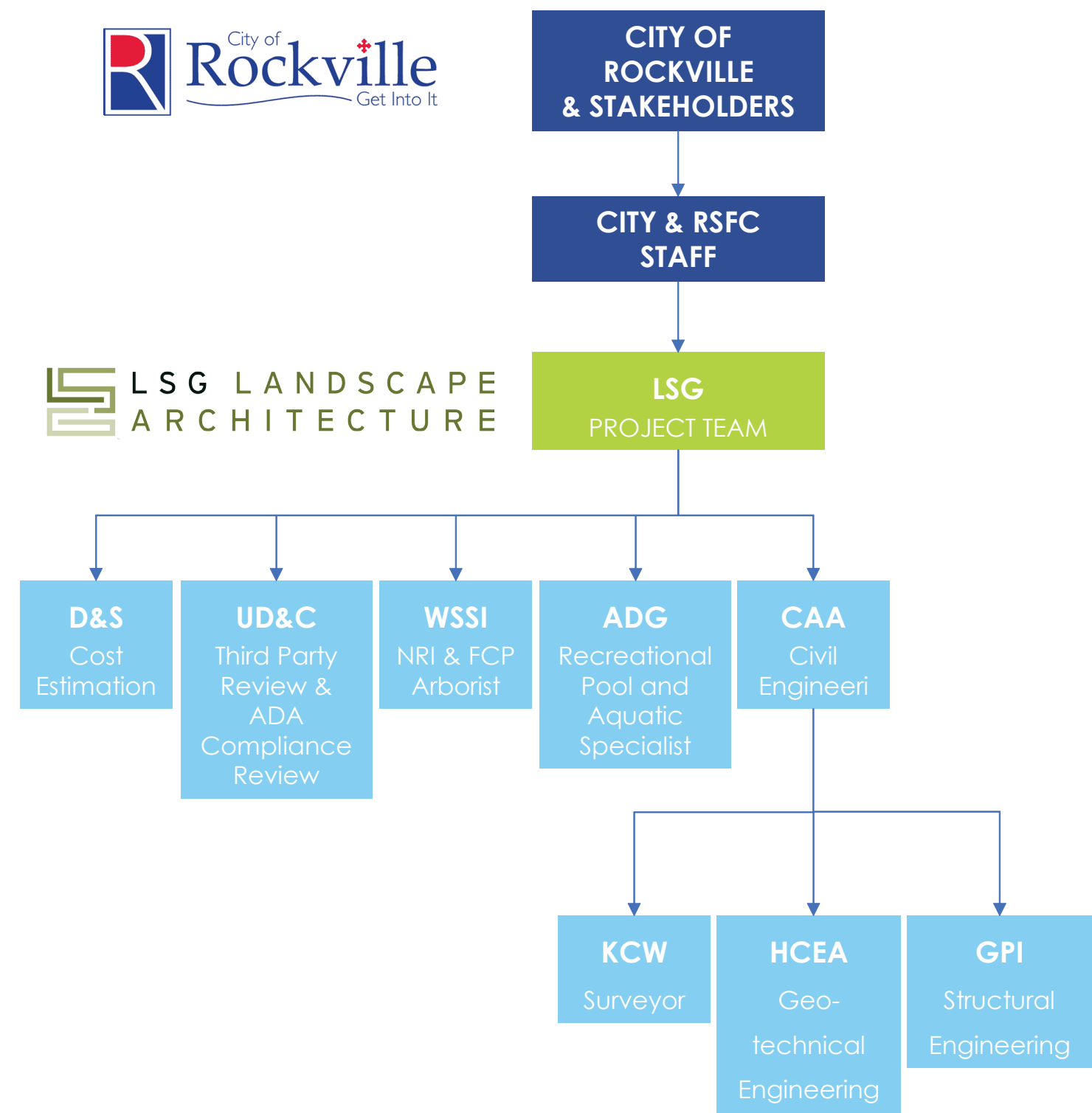
"We LOVE the fact that the entire "upper area" pool is shallow and the same depth throughout the pool. We also love the beach entry shallower pool for the younger ones. That is #1 for us and I am sure a lot of other camps that come to you! a smaller slide going into the pool for the kids who don't pass the swim test would be awesome! Some umbrellas/more pavilions in the big "camp" areas would be awesome! Other than that., you guys are awesome!"





SITE ANALYSIS

Site Analysis: Consultant Team



- LSG LSG Landscape Architecture
- ADG Aquatic Design Group
- CAA Clark | Azar Associates
- GPI Greenman-Pedersen, Inc.
- KCW KCW Engineering Technologies
- HCEA Hillis-Carnes Engineering Associates, Inc.
- D&S Downey & Scott LLC
- UD&C Universal Designers and Consultants Inc.
- WSSI Wetland Studies and Solutions, Inc.

Site Analysis: General

Methodology

- desktop analysis
 - review Montgomery County GIS database
 - review historic plans and reports of property
- on-site evaluation
 - August 10 & 17, 2022 consultant team observed pool in use
 - October and November 2022 existing conditions survey
 - November 17, 2022 pump room structural condition assessment



Verify Extents

- project boundaries
- easements
- structures
- vegetation
- topography

Evaluate Amenities

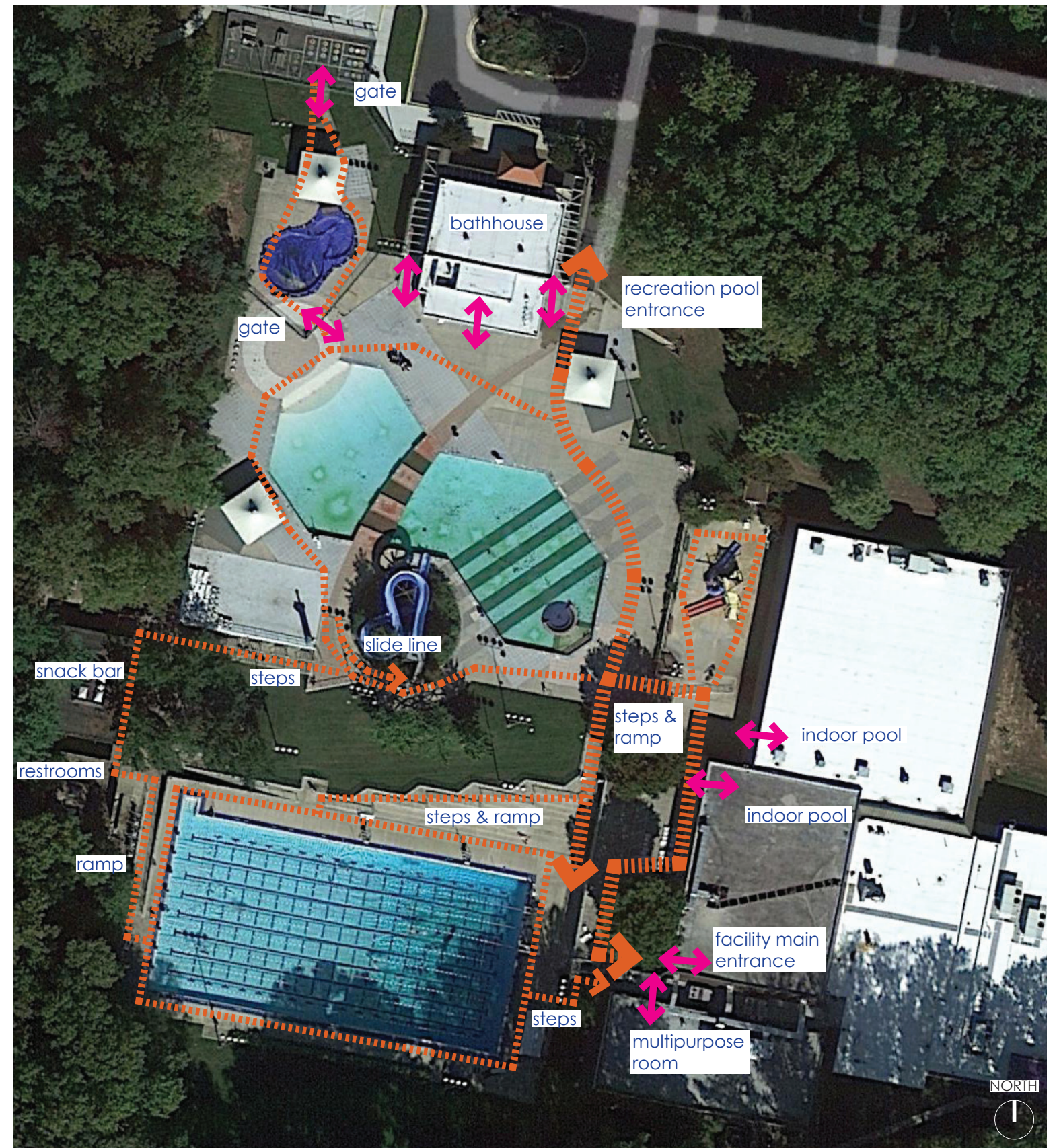
- location suitability
- general condition
- usage patterns

Compile Records

- historic documentation
- facility evolution

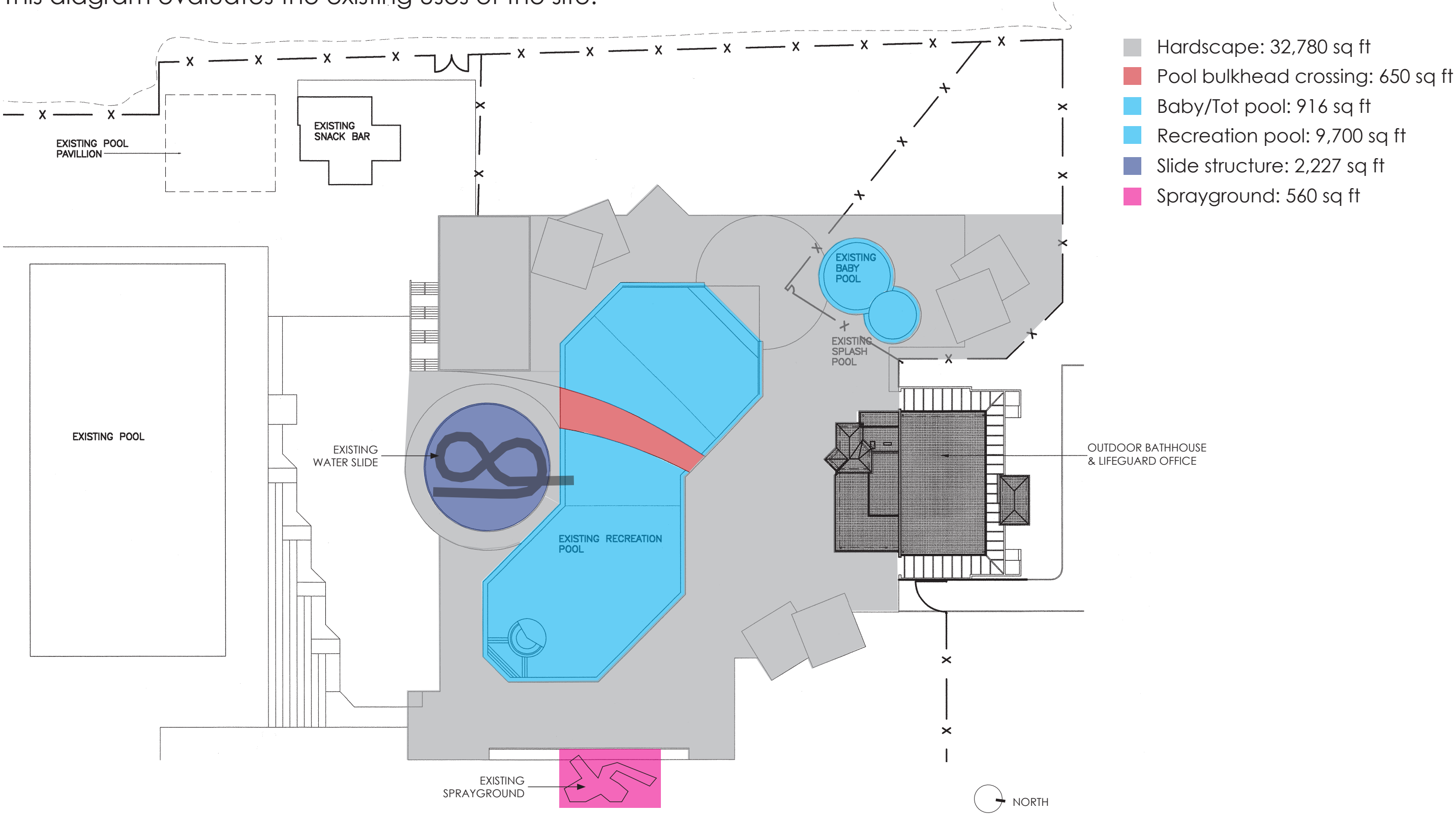
Site Analysis: Circulation

- recreation pool entrance is the primary access for recreation pool uses and summer camps as it allows for queuing before the gates open
- heavy pedestrian traffic between main building, recreation pool entrance, and the fitness pool
- tot pool and party rental area are tucked in a corner to the side of the bathhouse
- sprayground and tot pool used by younger children but separated on opposite ends
- pedestrian ramp can be improved for accessibility



Site Analysis: Uses

This diagram evaluates the existing uses of the site.



Site Analysis: Concerns & Considerations

Site Safety

- slide location and surrounding vegetation impacts lifeguard visibility
- renovations to include emergency egress from inside pool area
- lifeguard station locations need to be flexible and allow for staff to be adjusted based on bather load
- avoid multiple pool features that require a dedicated staff member
- avoid site design and amenity placement that limits water visibility
- current bulkhead “bridge” provides desirable separation between shallow and deeper areas



Site Analysis: Concerns & Considerations

Site Lighting

- lighting upgrades include outdoor recreation pool and fitness pool
- current pole locations provide even coverage in most areas
- lighting can be improved in following areas:
 - ADA ramp on the upper terrace
 - sprayground
 - slide
 - perimeter of the bathhouse
 - pool pavilion
- current lighting needs:
 - summer sunset is between 7:30 to 8:45 pm and by the end of November it is 4:50 pm
 - outdoor fitness pool closes at 9:00 pm in summer
 - outdoor recreation pool closes at 7:00 or 8:00 pm in summer, people do walk through this space until close
- numerous existing light poles are leaning
- existing light pole foundations will need to be evaluated for reuse as numerous poles are leaning



Site Analysis: Concerns & Considerations

Site Elements

- more picnic tables and shaded seating options are needed
- trees are not directly overhanging the pool areas
- existing shade structures do not provide opportunity for reservation
- drinking fountains are not well used
- twist knob of foot washing stations are left running by patrons
- more trash cans are needed based on discussions with RSFC staff
- certain deck areas are underutilized and provide opportunities for aquatic area expansion



Site Analysis: Concerns & Considerations

Recreation Pool

- water slide
 - smaller children have trouble making it all the way down the current slide
 - current stairs are narrow and slippery, despite adding a specialized paint
 - no easy exit option for children that decide not to go down slide
 - slide line becomes long at peak times
 - current location impacts overall circulation and is inefficient
- spa seating area near the pool entrance stairs impedes circulation within the pool and is a safety concern.
- The current bridge that separates the shallow and deep end is very useful for guardians and prevents non-swimmers from going beyond 3.5' deep. However it is maintenance heavy and is a safety concern due to kids running or diving from the edge.
- pool area is lacking in recreational amenities aside from water slide and sprayground



Site Analysis: Concerns & Considerations

Tot Pool

- need better sightlines and connections to sprayground
- does not offer multiple appealing features
- does not have shade directly over pool
- no ADA access to the water

Party Area

- need better sightlines and connections to recreation area
- area is not shaded and is on asphalt
- area could be better integrated



Site Analysis: Concerns & Considerations

Sprayground

- current sprayground is outdated
- lifeguard not required, but one is stationed
- too close to the building and causes problems with splashing
- equipment shed needs to be replaced
- sprayground and tot pool are too far from each other
- excited children often run and slip on the concrete surface



Site Analysis: Concerns & Considerations

Infrastructure

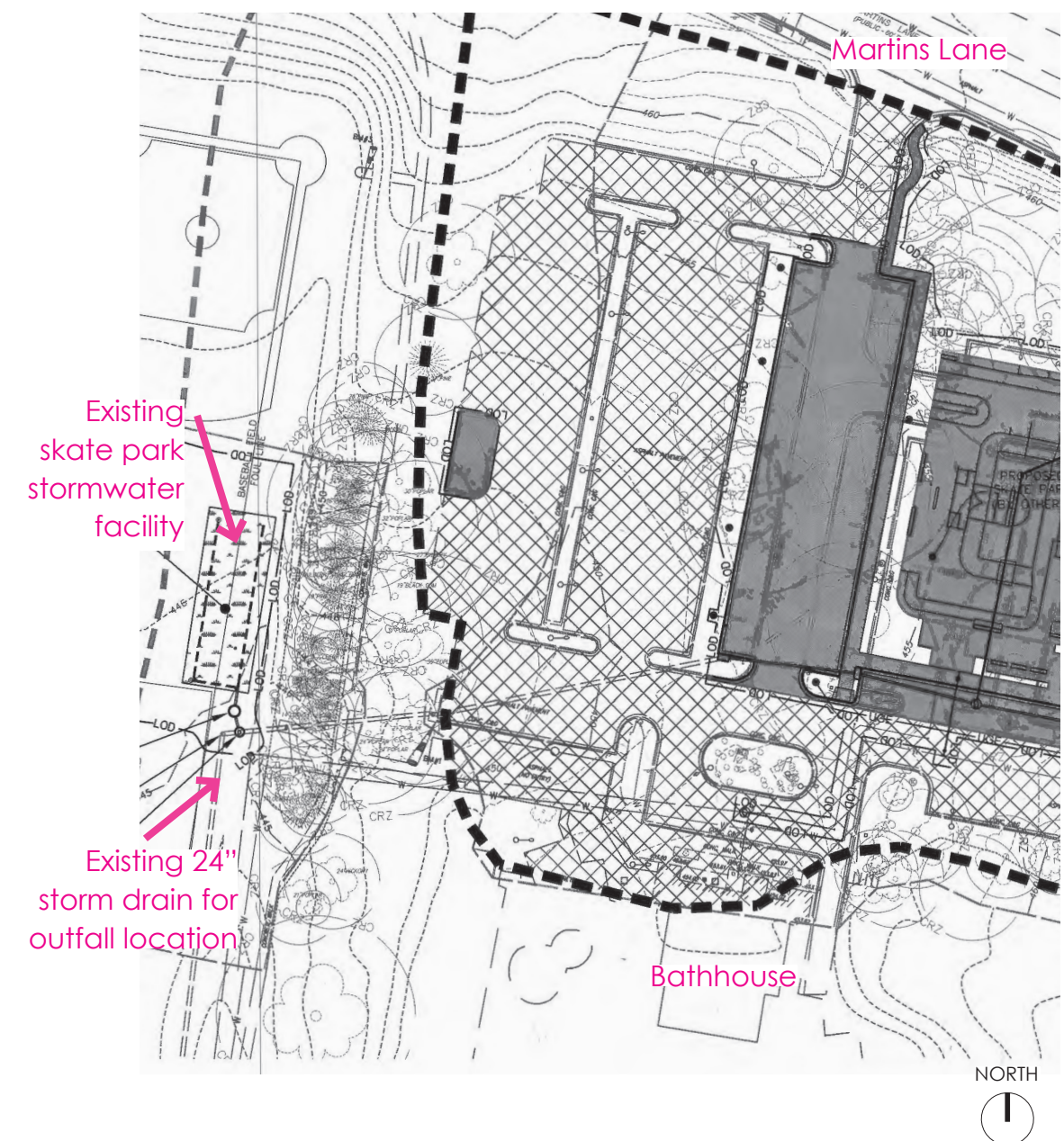
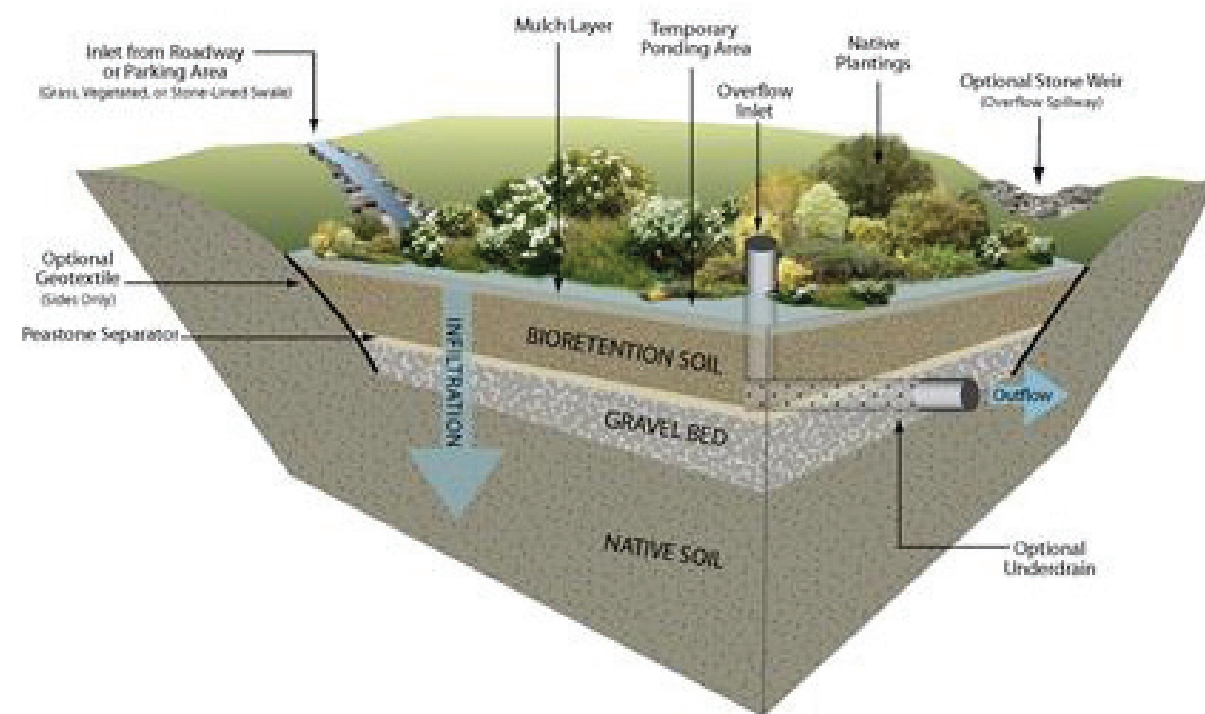
- Rockville's 2015 study noted structural concerns within existing pump room
- filtration system update required to meet needs of new design
- pool heat
 - heater exhaust tower requires clear space around the top vent
 - heater is connected to both the fitness and recreation pool, but can only heat one at a time
- pump room slab is approximately 6" thick and cannot accommodate heavy structures or footings
- A Structural Condition Assessment Report was conducted for the pump room, see Appendix 2 for the full report.
The observations and recommendations include:
 - considering a membrane to address water infiltration, through the walls that face soil, and accelerated heavy staining and pipe corrosion.
 - There is step cracking in the CMU walls. Many cracks may be able to be addressed by tuckpointing (re-grouting).
 - repairs to concrete spalls in the soffit (ceiling) of the pump room
 - repair/replace interior wall
 - address beams and columns that need to be isolated, painted, or further investigation
 - apply membrane to existing sunning deck



Site Analysis: Concerns & Considerations

Stormwater

- The design team must work creatively to balance meeting stormwater regulations while not reducing the space available for recreation amenities.
- An existing storm drain, to the east of the project area, will be evaluated for use as the project's outfall for stormwater management facilities.
- The proposed stormwater design will need to account for potential conflicts with existing underground utilities.

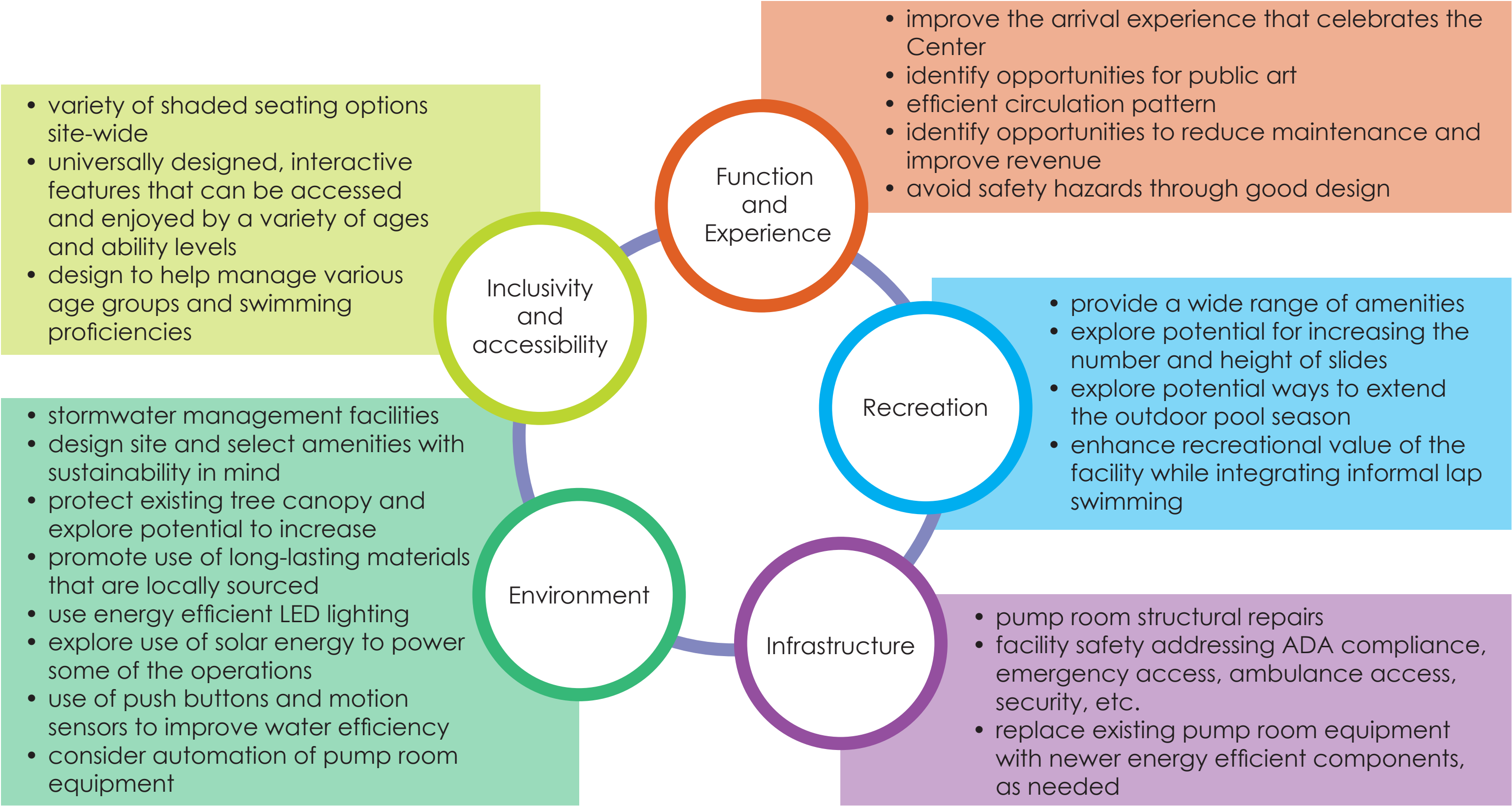


Facility Goals

- The primary focus of this project is providing the community with an updated recreation pool that has multiple options of updated amenities that are safe, modern, and engaging for people of all ages.
- design the recreation pool by focusing on amenities for all ages, interests, and abilities.
- provide a design that follows current industry trends, meets current standards and codes, and is constructed with long-lasting materials.
- consider environmentally sustainable designs and products in accordance with the City's Climate Action Plan.
- \$9.1 million total budget, including construction design and contingency based on dollar value at time of findings report. This budget may be difficult in current economic times with approximate 8% inflation rate, and material and labor shortages.
- decrease waiting time for popular amenities by increasing the capacity/quantity of slides and other adventure amenities.
- design the recreation pool to compliment existing amenities at RSFC and with efficient circulation throughout the complex.
- create flexibility in the design so the pool elements and areas can be used for varied programming, as needed, through the season.
- increase “shoulder seasons” of the Recreation Pool, beyond the traditional Memorial Day weekend to Labor Day calendar.

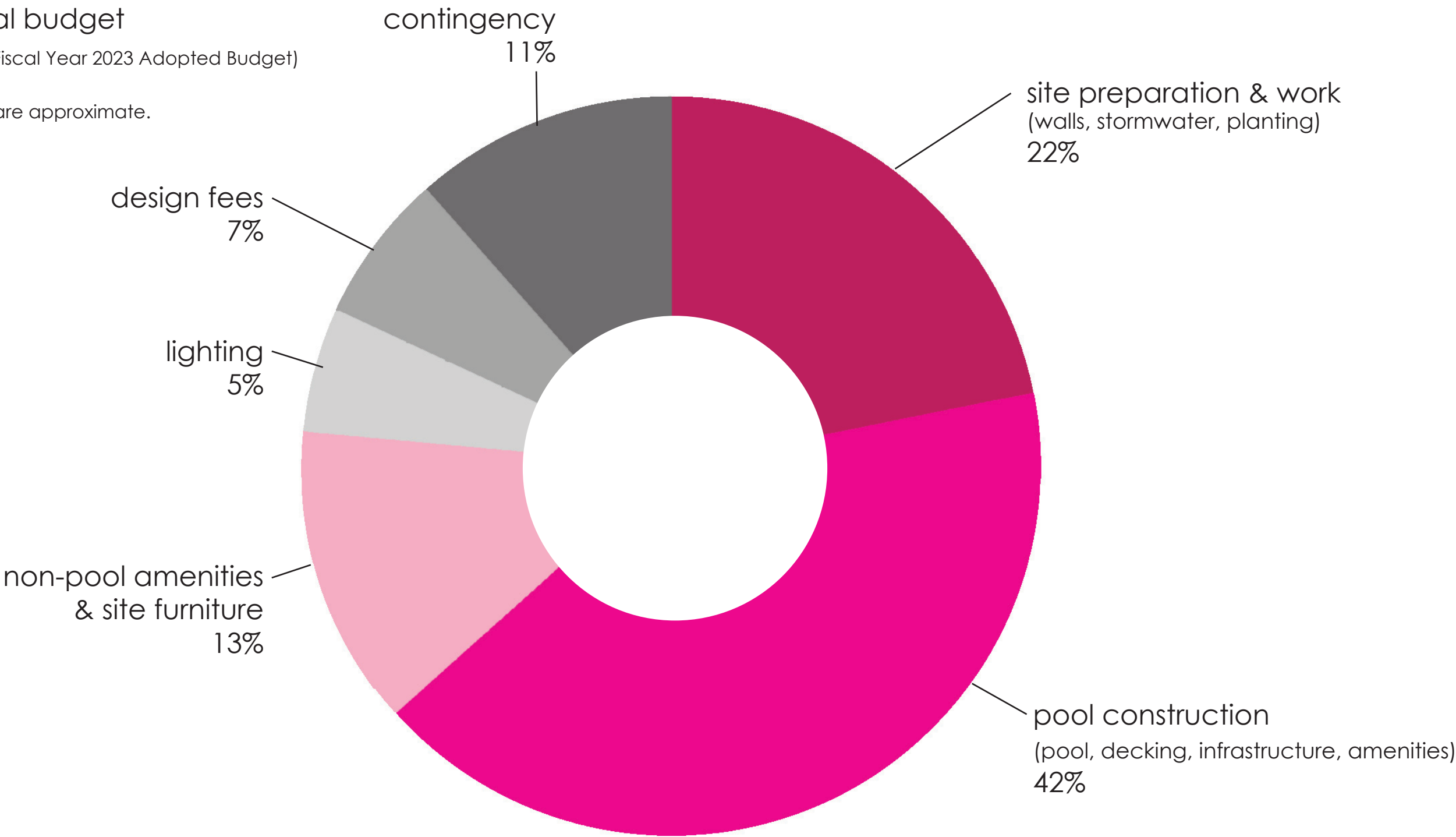


Programming and Design Direction



Conceptual Cost Estimate

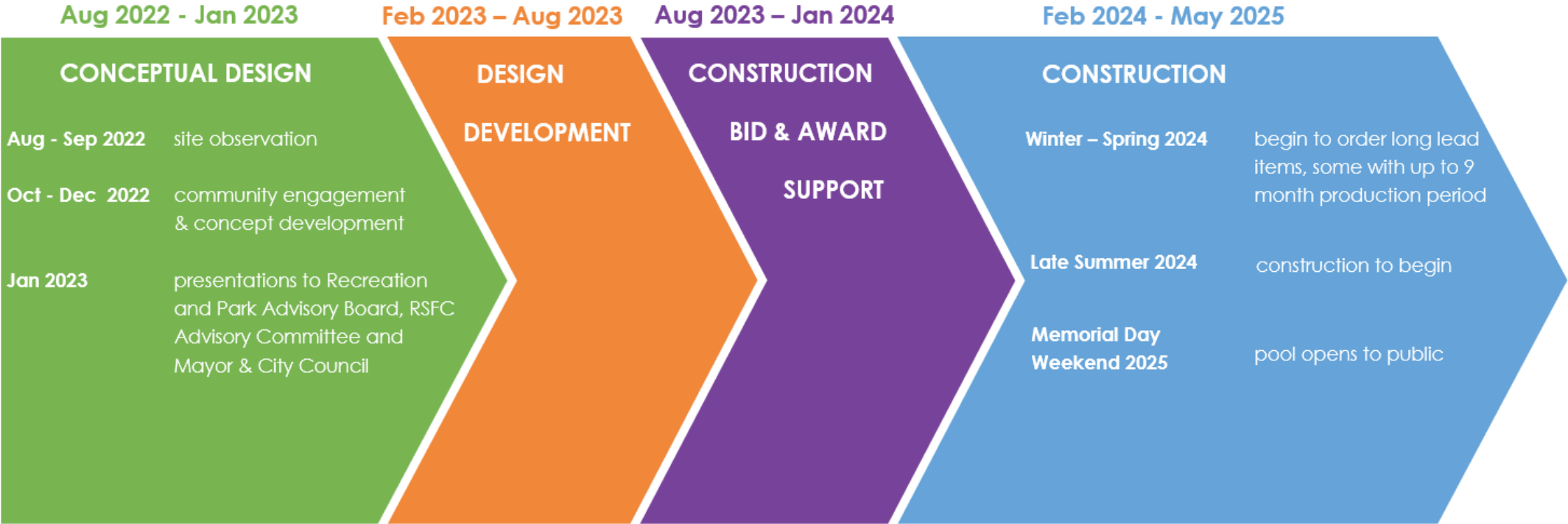
\$9.1 million total budget
(Per City Of Rockville Fiscal Year 2023 Adopted Budget)
Budget percentages are approximate.



Note: Budgetary information is subject to fluctuations as a result of market conditions, design decisions, and various other factors. Budget challenges may be present due to current economic times with material and labor shortages.

Moving Forward

- DEVELOP DESIGN CONCEPT BASED ON FEEDBACK FROM THE COMMUNITY
- ADDRESS BUDGETARY CONSTRAINTS
- DETAILED DESIGN FOR PERMIT READY DOCUMENTS
- CONSTRUCTION



In-water Playground



Water Adventure Area



Informal Swimming Area with Beach Entry



Large Run-out Water Slides - Open + Tube